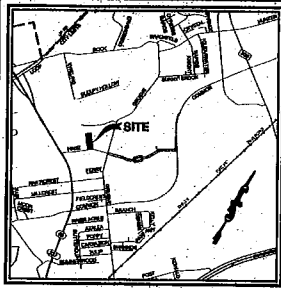


DETAIL PLAN
OF
HIGH COTTON ESTATES

Revised



LOCATION MAP
NO SCALE

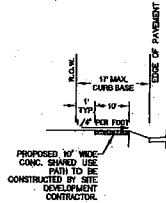
NOTES:

1. MINIMUM SINGLE FAMILY LOTS STANDARDS.
LOTS 1-2 BLOCK 5, LOTS 1-2 BLOCK 6 AND LOTS 1-5 BLOCK 7.
A. MINIMUM LOT AREA = 6,500 SQUARE FEET.
B. MINIMUM LOT WIDTH = 45 FEET
C. MINIMUM LOT DEPTH = 105 FEET
D. MINIMUM LOT FRONT, REAR AND SIDE SETBACKS
FRONT = 15 FEET
REAR = 15 FEET
SIDE = 5 FEET
2. MINIMUM SINGLE FAMILY GARDEN HOMES LOTS STANDARDS.
LOTS 1-9 BLOCK 4 AND LOTS 7-10 BLOCK 3.
A. MINIMUM LOT AREA = 4,000 SQUARE FEET.
B. MINIMUM LOT WIDTH = 40 FEET
C. MINIMUM LOT DEPTH = 100 FEET
D. MINIMUM LOT FRONT, REAR AND SIDE SETBACKS.
FRONT = 15 FEET
REAR = 15 FEET
SIDE = 5 FEET
3. MINIMUM SUNDAY HOUSES LOTS STANDARDS.
LOTS 1-3 BLOCK 1, LOTS 1-3 BLOCK 2 AND LOTS 1-6 BLOCK 3.
A. MINIMUM LOT AREA = 3,000 SQUARE FEET/SINGLE UNIT.
B. MINIMUM LOT WIDTH = 38 FEET
C. MINIMUM LOT DEPTH = 80 FEET
D. MINIMUM LOT FRONT, REAR AND SIDE SETBACKS
FRONT = 15 FEET
REAR = 15 FEET
SIDE = 5 FEET
4. FRONT PORCHES (MINIMUM OF 5 FT. DEEP; 100 SQUARE FEET TOTAL) MAY PROJECT INTO FRONT YARD AREA, EXTENDING TO WITHIN 10 FT. OF THE PROPERTY LINE. FRONT PORCHES ARE REQUIRED ON ALL RESIDENTIAL UNITS.
5. REAR ACCESS GARAGES WITH SIDE LOADING MAY BE 3 FT. FROM SIDE PROPERTY LINE AND 5 FT. FROM REAR PROPERTY LINE OR 15 FT. WITH GARAGE DOORS FACING ALLEY OR PRIVATE REAR ACCESS DRIVE. WATER FRONT HOMES WITH FRONT LOADING GARAGES MUST BE A MINIMUM OF 25 FT. FROM FRONT PROPERTY LINE AND SIDE LOADING GARAGES A MINIMUM OF 15 FT. FROM FRONT PROPERTY LINE.
6. CORNER LOTS: CORNER SIDE YARD MINIMUM IS 8 FT.
7. THE SUBMISSION IS ZONED "HIGH COTTON ESTATES" PLANNED DEVELOPMENT DISTRICT AND IS SUBJECT TO THE DEVELOPMENT STANDARDS OF THE "HIGH COTTON ESTATES" PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2015-60.

EASEMENT LEGEND

⊖ 15' UTILITY EASEMENT

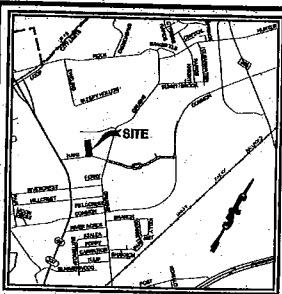
LOT SUMMARY	
TOTAL SITE ACREAGE	7.02
NO. OF UNITS	34
LAND USE	SINGLE FAMILY RESIDENTIAL
RESIDENTIAL LOT ACREAGE	6.54
DENSITY (UNITS/AC)	4.60
SINGLE FAMILY LOTS	2.20 AC.
SINGLE FAMILY GARDEN HOME LOTS	1.77 AC.
SUNDAY HOUSES LOTS	1.00 AC.



HANZ DRIVE STREET SECTION
NOT TO SCALE

K & C
KLEIN & COPE
ENGINEERING
INC.
CIVIL • MUNICIPAL • ENVIRONMENTAL ENGINEERS
5011 BOWTIE LANE SAN ANTONIO, TEXAS 78217
(210) 522-7070 TEXAS REGISTRATION # P-18078

OWNER:
MICHAEL FLUME
2348 GRUENE LAKE
SUITE C
NEW BRAUNFELS, TX., 78130-3576



LOCATION MAP
NO SCALE

DETAIL PLAN
OF
HIGH COTTON ESTATES



1"=60'

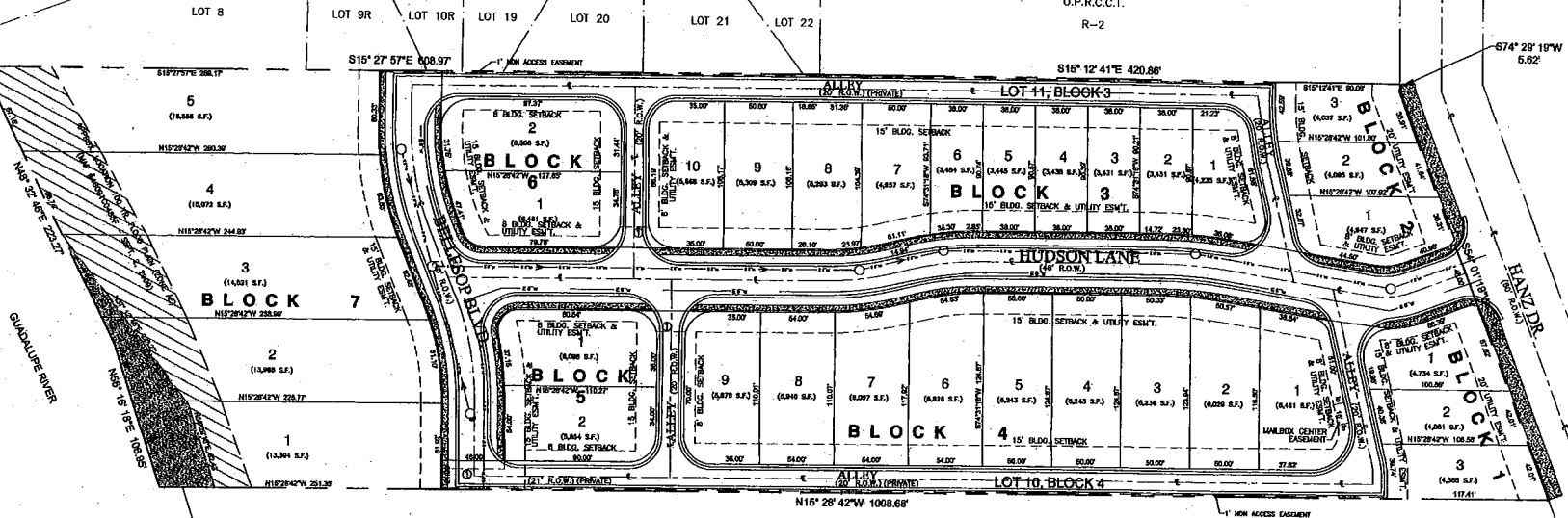
HIGH COTTON ESTATES

BEING 7.015 ACRES OUT OF THE A.P. FUGUAY SURVEY NO. 35,
ABSTRACT NO. 155, COMAL COUNTY, TEXAS, BEING ALL OF A
CALLED 8.012 ACRE TRACT (TRACT 3) AND ALL OF A CALLED
1.0 ACRE TRACT (TRACT 4) AS DESCRIBED IN DOCUMENT NO.
201408041709, OFFICIAL PUBLIC RECORDS, COMAL COUNTY,
TEXAS.

GRUENE LEAF
DOC. 200705011524
M.P.R.C.C.T.
R-1A-6.6

GRUENE LEAF SUBDIVISION
PHASE II
PLANNED DEVELOPMENT DIST.
DOC. 200906034684
M.P.R.C.C.T.
PD

4.806 AC.
M.A. ANDERSON REAL ESTATE
DOC. NO. 201006017581
O.P.R.C.C.T.
R-2



8.396 AC.
JOHN MAYER
DOC. 201006021844
O.P.R.C.C.T.
R-2

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8611 GOETS LANE
(916) 858-7070
SAN ANTONIO, TEXAS 78217
TEXAS REGISTRATION # F-15070

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